

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Anderson**

State: **IN**

PJ's Total HOME Allocation Received: **\$7,459,661**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	12		
% of Funds Committed	100.00 %	98.18 %	1	96.48 %	100	100	
% of Funds Disbursed	97.06 %	92.80 %	2	89.00 %	85	88	
Leveraging Ratio for Rental Activities	5.6	3.15	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.90 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.50 %	83.55 %	1	70.99 %	86	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.71 %	83.57 %	4	81.75 %	52	56	
% of 0-30% AMI Renters to All Renters***	57.86 %	47.56 %	5	45.84 %	68	73	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.29 %	99.46 %	9	96.12 %	49	52	
Overall Ranking:				In State:	2 / 12	Nationally:	93 95
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,533	\$18,546		\$27,889	140 Units	75.30 %	
Homebuyer Unit	\$49,918	\$15,203		\$15,632	43 Units	23.10 %	
Homeowner-Rehab Unit	\$15,736	\$15,487		\$21,037	2 Units	1.10 %	
TBRA Unit	\$577	\$2,105		\$3,206	1 Units	0.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,758	\$69,859	\$25,625
State:*	\$66,084	\$76,557	\$19,666
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.5	18.6	50.0	100.0
Black/African American:	43.2	81.4	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.9	14.0	50.0	0.0
2 Persons:	15.8	18.6	50.0	100.0
3 Persons:	20.9	25.6	0.0	0.0
4 Persons:	26.6	32.6	0.0	0.0
5 Persons:	4.3	7.0	0.0	0.0
6 Persons:	0.7	2.3	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.7	34.9	50.0	0.0
Elderly:	10.8	2.3	50.0	0.0
Related/Single Parent:	43.9	39.5	0.0	100.0
Related/Two Parent:	12.2	20.9	0.0	0.0
Other:	1.4	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.0	0.0 [#]
HOME TBRA:	0.0	
Other:	1.4	
No Assistance:	57.6	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson

State: IN

Group Rank: 93
 (Percentile)

State Rank: 2 / 12 PJs

Overall Rank: 95
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	93.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.29	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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